



HISTORIC PRESERVATION COMMISSION - REGULAR SESSION  
OSBORN ROOM, BLOOMINGTON POLICE DEPARTMENT  
305 S. EAST ST., BLOOMINGTON, IL 61701  
THURSDAY, JANUARY 18, 2024, 5:00 PM

1. Call to Order

2. Roll Call

3. Public Comment

*Individuals wishing to provide emailed public comment must email comments to [publiccomment@cityblm.org](mailto:publiccomment@cityblm.org) at least 15 minutes before the start of the meeting. Individuals wishing to speak in-person may register at [cityblm.org/register](http://cityblm.org/register) at least 5 minutes before the start of the meeting.*

4. Consent Agenda

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

- A. Review and approval of the minutes of the November 16, 2023, regular meeting of the Bloomington Historic Preservation Commission. (Recommended Motion: Motion to accept the minutes, as presented.)

5. Regular Agenda

- A. BHP-01-24 - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark, for the property at 1002 S. Main Street (PIN 21-09-148-001). (Recommended Motion: Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Local Landmark, and to rescind such status. Motion to recommend removal of the S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1002 S. Main Street to the Planning Commission.)
- B. Consideration and action on Preservation Commission initiation of a Designation action to classify Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue the addition of the S-4 (Historic Preservation District) Overlay for the portion of property at 704 N. Main Street that lies between N. Center Street and N. Main Street, PIN 21-04-135-001. (Recommended Motion: Motion to nominate, or not nominate, Holy Trinity Catholic Church (c.1933) and Rectory (c.1896) as a Local Landmarks and apply for S-4 Designation.)

6. New Business

7. Adjournment

Individuals with disabilities planning to attend the meeting who require reasonable accommodations to observe and/or participate, or who have questions about the accessibility of the meeting, should contact the City's ADA Coordinator at 309-434-2468 or [mhurt@cityblm.org](mailto:mhurt@cityblm.org).



**REGULAR AGENDA ITEM NO. 4.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** January 18, 2024

**WARD IMPACTED:** City-Wide Impact

**SUBJECT:** Review and approval of the minutes of the November 16, 2023, regular meeting of the Bloomington Historic Preservation Commission.

**RECOMMENDED MOTION:** Motion to accept the minutes, as presented.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1c. Engaged residents that are well informed and involved in an open governance process

**BACKGROUND:** In compliance with the Open Meetings Act, Commission Proceedings must be approved thirty (30) days after the meeting or at the second subsequent regular meeting whichever is later.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

**ATTACHMENTS:**

[HPC Minutes 2023-11-16 DRAFT](#)



**MINUTES**  
**HISTORIC PRESERVATION COMMISSION - REGULAR SESSION**  
**THURSDAY, NOVEMBER 16, 2023, 5:00 PM**

The Historic Preservation Committee convened in regular session at 5:00PM, November 16, 2023. Chair Greg Koos called the meeting to order.

**Roll Call**

| Attendee Name    | Title                 | Status  |
|------------------|-----------------------|---------|
| Sarah Lindenbaum | Commissioner          | Present |
| Kim Miller       | Commissioner          | Present |
| Emma Meyer       | Commissioner          | Present |
| Dawn Peters      | Commissioner          | Present |
| Greg Koos        | Commission Chair      | Present |
| Paul Scharnett   | Commission Vice Chair | Present |
| John Elterich    | Commissioner          | Present |

City Staff present included Alissa Pemberton, City Planner; Jon Branham, City Planner; John Myers, Assistant City Planner.

**Public Comment**

**Amy Donaldson** presented a statement regarding the preservation of Holy Trinity Catholic Church, located at 106 W. Chestnut Street, Bloomington. She stated the Peoria Diocese is discussing closing and demolishing the church. She inquired about how to initiate a S-4 Designation and asked what protections it would provide to the structure.

Ms. Pemberton stated the Commission does not respond to public comment, but Staff can inform the public on the process. The S-4 Designation process can be initiated by the City Council, the subject Property Owner, or the Historical Preservation Committee. She added that the S-4 Designation results in additional resources as well as additional restrictions for the property; grant funding is available annually, Commission review of exterior alterations is required, and demolition permits require a public hearing. She stated she would be happy to answer additional questions after the meeting concluded.

Chair Koos asked Staff to add the item to New Business for the Commission to discuss.

**Consent Agenda**

*Items listed on the Consent Agenda are approved with one motion; Items pulled from the Consent Agenda for discussion are listed and voted on separately.*

**Commission Vice Chair Scharnett made a motion, seconded by Commissioner Lindenbaum, to approve the Consent Agenda as presented.**

**AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller**

**Motion carried (viva voce).**

Item 4.A. Review and approval of the minutes of the October 19, 2023, regular meeting of the Historic Preservation Commission.

## **Regular Session**

*The following item was presented:*

Item 5.A. Consideration and action on Preservation Commission initiation of a Designation action to remove the S-4 (Historic Preservation District) Overlay from the property at 1002 S. Main Street, PIN 21-09-148-001.

Ms. Pemberton presented the Staff report with recommendation to initiate a Designation action to rescind the Local Landmark status and remove the S-4 (Historic Preservation District) Overlay from the subject property. She stated the subject property was designated S-4 in 2008 (Ord. No. 2008-31) based upon the existing wood-framed storefront/residence that was planned for disassembly, salvage, and rebuild. The structure was approved for demolition in 2009, and demo was completed in 2010. She added that the zoning restrictions of the S-4 Designation, associated with a structure that no longer exists, are no longer appropriate and run count to the community's efforts to support infill.

**Commission Vice Chair Scharnett made a motion, seconded by Commissioner Peters, to nominate the property at 1002 S. Main Street for rescission of the S-4 designation, based upon the fact that the protected structure is no longer present and the intent to rebuild is no longer applicable.**

**Roll call.**

**AYES: Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller.**

**Motion carried.**

Ms. Pemberton stated the process is the same for rescission as for Designation and she will initiate the case and public hearing requirements, to be presented to the Commission at the next Regular Meeting.

*The following item was presented:*

Item 5.B. Consideration and action on language updates related to Prevailing Wage in the Rust Grant and Funk Grant Guidelines.

Ms. Pemberton presented the Staff presentation and background, following the discussion on the requirements of Prevailing Wage regarding the Funk and Rust Grants, during the October meeting. She stated for the sake of simplicity and accuracy, Staff proposes removal of portions of the grant guidelines and the inclusion of language that states the applicants must observe all applicable laws, including the Illinois Prevailing Wage Act, and all subject definitions, restrictions, and exemptions. Additional guidance can be provided on the applications, and more easily adapt to changes in applicable laws or policies.

Commissioner Eltrich express concern that the new language may be misleading to all applicants when prevailing wage only affects a small number of cases. Staff stated that, based on routine review of submitted applications and supporting documentation, the majority of applicants do not fully read the grant guidelines and the new application will include questions that staff can use to identify projects that may require prevailing wage.

**Commissioner Lindenbaum made a motion, seconded by Commissioner Peters, to approve the proposed language updates related to Prevailing Wage in the Rust and Funk Grant Guidelines.**

**AYES:** Koos; Scharnett; Peters; Meyer; Lindenbaum; Miller

**NAYS:** Elterich

**Motion carried.**

## **Old Business**

Commissioner Lindenbaum provided an update on possible survey opportunities for historic properties within Bloomington.

## **New Business**

### Discussion of Holy Trinity Church and Property

Chair Koos stated he was the nominator for National Register in the 1980s. He provided background on the structure and property. He highlighted the Art Deco design and the stained-glass windows. He also added that the two buildings are of high merit. The Commission discussed the property and the possible objection from the Diocese of Peoria. Commissioner Eltrich stated he does not agree with the S-4 designation. Commission Vice Chair Scharnett discussed the possible adaptive re-use of the building, which could be beneficial to the community. Commission Chair Koos stated that local designation could raise public awareness and consciousness of the property.

Staff noted it would not be the first non-owner-initiated S-4 property. Staff provided further information on the process of S-4 designation. Commissioner Lindenbaum inquired about timing. Per public information, the Diocese expects to decide in May, 2024, but will not be doing anything for a year or two following.

Commissioner Lindenbaum brought upon a recent church demolition case for comparison purposes, noting the Commission had concluded “the time to help this building was 25 years ago,” but the time for Holy Trinity may be now, while it is in good condition. Commissioner Peters stated that she liked the idea of the Commission being proactive in protecting the community’s assets. Commission Chair Koos requested that Staff include the possible designation of Holy Trinity Church on a future agenda and to include National Register information in the packet. Since the Historic Preservation Committee meeting in December is likely to be cancelled, Staff noted this item could be on the January agenda.

## Adjournment

Commission Vice Chair Scharnett made a motion, seconded by Commissioner Elterich, to adjourn the meeting.

**AYES:** Koos; Scharnett; Peters; Elterich; Meyer; Lindenbaum; Miller

**Motion carried (viva voce).**

The Meeting Adjourned at 5:47 PM.

## CITY OF BLOOMINGTON

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Greg Koos, Chair

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Alissa Pemberton, Staff Liaison



**REGULAR AGENDA ITEM NO. 5.A.**

**FOR HISTORIC PRESERVATION COMMISSION:** January 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** BHP-01-24 - Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark, for the property at 1002 S. Main Street (PIN 21-09-148-001).

**RECOMMENDED MOTION:** Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Local Landmark, and to rescind such status. Motion to recommend removal of the S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1002 S. Main Street to the Planning Commission.

**STRATEGIC PLAN LINK:**

Goal 1. Financially Sound City Providing Quality Basic Services

Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 1d. City services delivered in the most cost-effective, efficient manner

Objective 5b. City decisions consistent with plans and policies

**BACKGROUND:** The property at 1002 S. Main Street was designated S-4 in 2008 (Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was planned for disassembly, salvage, and rebuild. The structure was approved for demolition in 2009, and demo was completed in 2010. The property remains vacant with no reconstruction of the protected structure planned.

Rescission and removal of the S-4 overlay requires the same two public hearings (one before HPC and one before PC) and final Council approval, as does application of the overlay in the first place. Nominating actions related to S-4 Designation may be initiated by "the Preservation Commission, at least 51% of the owners of record of the nominated property or structure(s), or the City Council... (§ 44-804B(1)). On November 16, 2023, the HPC voted to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, based upon the facts that the protected structure no longer exists and the intent to rebuild is no longer applicable.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** Notice was published in The Pantagraph on Tuesday, December 26, 2023. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and four adjoining property owners on January 2, 2024. A sign notifying the community of the hearing was also placed on the property.

**FINANCIAL IMPACT:** The property has access to existing water and sewer services, and is located on a main transportation corridor; vacancy is not the highest and best use for the lot. The zoning restrictions of the S-4 Designation, associated with a structure that no longer exists, are no longer appropriate and run counter to the community's efforts to support infill and beneficial use of available urban density.

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

**ATTACHMENTS:**

[Ord. No. 2008-31](#)

[BHP-01-24\\_-\\_Staff\\_Report\\_-\\_1002\\_S\\_Main.docx](#)

**CITY OF BLOOMINGTON**

**2008-31**

**An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1,  
Highway Business District with an S-4, Historic Preservation District Overlay**

**Adopted by the City Council  
of the City of Bloomington  
on April 28, 2008**

Published in pamphlet form by authority of the City Council of the  
City of Bloomington, McLean County, Illinois, on May 1, 2008

ORDINANCE NO. 2008 - 31

AN ORDINANCE REZONING 1002 South Main Street

FROM B - 1, Highway Business District TO B - 1, Highway Business District  
with an S - 4, Historic Preservation District

WHEREAS, there was heretofore filed with the City Clerk of the City of Bloomington, McLean County, Illinois, a Petition for rezoning of certain premises hereinafter described in Exhibit(s) A; and

WHEREAS, the Bloomington Planning Commission, after proper notice was given, conducted a public hearing on said Petition; and

WHEREAS, the City Council of said City has the power to pass this Ordinance and rezone said premises.

NOW, THEREFORE, BE IT ORDAINED by the City of Bloomington, McLean County, Illinois:

1. That the premises hereinafter described in Exhibit(s) A shall be and the same are hereby rezoned from B - 1, Highway Business District to B - 1, Highway Business District, with an S - 4, Historic Preservation District overlay
2. The Official Zoning Map of said City shall be amended to reflect this change in zoning classification.
3. This Ordinance shall take effect immediately upon passage and approval.

PASSED this 28th day of April, 2008.

APPROVED this 29th day of April, 2008

StylfSA  
Mayor

ATTEST:

Danny Cant  
City Clerk

## Exhibit A:

North 50' of the South 80' of Lot 3  
in Wolcott's Addition  
to the City of Bloomington, Illinois.

STATE OF ILLINOIS       )  
                                          ) ss.  
COUNTY OF MCLEAN       )

CERTIFICATE

I, Tracey Covert, certify that I am the duly appointed and qualified municipal clerk of the City of Bloomington, County of McLean, Illinois.

I further certify that on the Corporate Authorities of the above municipality passed and approved Ordinance No. 2008-31, entitled An Ordinance Rezoning 1002 South Main Street from B-1, Highway Business to B-1, Highway Business District with an S-4, Historic Preservation District Overlay which provided by its terms that it should be published in pamphlet form.

The pamphlet form of this Ordinance, including the Ordinance and a cover sheet thereof, was prepared, and a copy of the Ordinance was posted in the municipal building, commencing on May 1, 2008 and continuing for at least ten days thereafter. Copies of the Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Bloomington, Illinois, on May 1, 2008.



Tracey Covert  
City Clerk

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**TO:** City of Bloomington Historic Preservation Commission

**FROM:** Economic & Community Development Department

**DATE:** January 18, 2024

**CASE NO:** BHP-01-24, [Designation Action] Recision of “Local Landmark” Status

**REQUEST:** Public Hearing, consideration, and action on a request initiated by the Historic Preservation Commission for rescission of the Designation as a Local Landmark, for the property at 1002 S. Main Street. PIN 21-09-148-001.

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Above: Subject property, current day

### PROPERTY INFORMATION

Subject property: 1002 S. Main Street

Existing Zoning: B-1 (General Commercial) District with S-4 (Historic Preservation Overlay)

Existing Land Use: Vacant

Property Size: 50' x 130' (6,500 square feet)

### HISTORIC INFORMATION

Year Built: c.1850

Architectural Style: Combination Residence/Store with Gothic Revival influence

Architect: Unknown

Historic District: N/A

Alternate Name: J. Austin Goforth Home AKA the “Little Blue House”

## PROJECT DESCRIPTION

### *Background*

The property at 1002 S. Main Street was designated S-4 in April of 2008 (Z-04-08, Ord. No. 2008-31) based upon the existing wood-framed storefront/residence (c.1850) that was originally planned for preservation and restoration, including possible application of City and State funds to assist in that effort. By that time, discussions on how to manage and protect the property had been underway for over a year between the City and representatives of the estate, as the property falls within the target areas for November 2007 Main Street Corridor plan.

A little over a year later that plan had changed to disassembly, salvage, and reconstruction, due to severe water damage and long-term deferred maintenance issues. The Historic Preservation Commission (HPC) approved the structure for demolition on June 10, 2009, due to the severely deteriorated condition, and demo was completed in 2010. No Federal, State, or local funds were expended during the demolition. A case number was not associated with the Certificate of Appropriateness, but sufficient evidence was identified to prove appropriate action.

In September of 2009, the HPC heard BHP-09-09 which brought preliminary drawings for a newly proposed structure, which were conceptually approved. No additional information or progress could be identified on this case. Today, the property remains vacant with no improvement planned.

The owner of record for the property was contacted by U.S. Mail, sent October 30, 2023, to inquire about the intent for the property and their interest in initiating this action as the property owner. On November 15, 2023, the property owner contacted the Planning Division, via phone. He explained the intent is no longer to rebuild the structure and he did not intent to protest a rescission of the Local Landmark status or S-4 Zoning Overlay. On November 16, 2023, the HPC voted to nominate the property at 1002 S. Main Street for a rescission of S-4 designation, based upon the facts that the protected structure no longer exists and the intent to rebuild is no longer applicable.

### *Request*

The HPC, as the Applicant on behalf of the community, is requesting to rescind the designation of this property as a “Local Landmark.” Application of the standards, and the procedures for processing are the same for rescission as for designation.

### *Notice*

The application was filed in conformance with applicable procedural and public notice requirements. Notice was published in The Pantagraph on Tuesday, December 26, 2023. Notification of the Public Hearing, along with copies of the nomination application, were mailed to the property owner and four adjoining property owners on January 2, 2024. A sign notifying the community of the hearing was also placed on the property.

## STANDARDS FOR REVIEW

The Preservation Commission shall, upon such investigation as it deems necessary, make a determination as to whether a nominated property, structure, or area possesses sufficient integrity of

location, design, materials, and workmanship to make it worthy of preservation or restoration and meets one or more of the following criteria:

- A. Its character, interest, or value as part of the development, heritage, or cultural characteristics of the City, County of McLean, State of Illinois, or the United States of America (the Nation).**

This consideration is not pondered for justification of Designation in the original documents.

- B. Its location as a site of a significant local, county, state, or national event.**

This consideration is not pondered for justification of Designation in the original documents.

- C. Its identification with a person or persons who significantly contributed to the development of the City, County of McLean, State of Illinois, or the Nation.**

This consideration is not pondered for justification of Designation in the original documents.

- D. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.**

This consideration was not applicable to the original structure, nor the property itself.

- E. Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the City, County of McLean, State of Illinois, or the Nation.**

The architect/builder of this structure were unidentified; this consideration does not apply.

- F. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.**

While this consideration certainly applied to the original structure—it represented one of the few (if only) remaining of these early combination structures, as well as a much-loved architectural style of the area, during the time of significance for such—the vacant property in and of itself holds not embodiment of elements that render it architecturally significant.

- G. Its embodiment of design elements that make it structurally or architecturally innovative.**

See Consideration F.

- H. Its unique location or singular physical characteristics that make it an established or familiar visual feature.**

See Consideration F.

- I. Its character as a particularly fine or unique example of a utilitarian structure, including, but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance.

See Consideration F.

- J. Its suitability for preservation or restoration.

The original protected structure is no longer present and much of the original material has been lost or used on other restoration projects in the community.

#### **STAFF RECOMMENDATION**

Staff finds that the property no longer meets the Criteria for Consideration of Nominations and recommends rescission of the status as a Local Landmark, as well as removal of the S-4 Historic Preservation Overlay District. Staff recommends that the Commission take the following actions:

- Motion to establish findings of fact that the property no longer meets the criteria to be classified as a Local Landmark, and to rescind such status;
- Motion to recommend removal of the S-4 Historic Preservation Overlay District (Local Historic Preservation Designation) for property located at 1002 S. Main Street to the Planning Commission.

Respectfully submitted,  
Alissa Pemberton  
City Planner

#### **Attachments:**

1. Image of “protected structure” prior to demolition
2. Excerpt from original Designation case files

Attachment 1: Image of “protected structure” prior to demolition



## 1002 South Main Street, Bloomington

From available records, the wood-framed storefront / residence at 1002 S. Main St. dates to at least the mid-1850s. It was a neighborhood dry goods / grocery store and pharmacy until the early 1910s. It stood vacant during World War I. Occupancy returned after the war, but it never again served as a grocery store or pharmacy.

The structure appears in the 1867 “bird’s-eye” lithographic of Bloomington (drawn by A. Ruger, Chicago Lithographing Co., 1867); the 1873 bird’s-eye (drawn by Augustus Koch, Chicago Lithographing Co., 1873); an 1895 plat of the City of Bloomington (North West Publishing Co., 1895); the 1896 Sanborn insurance map of the City of Bloomington (Sanborn-Perris Map Co., July 1896); and the 1953 Sanborn (Sanborn Map Co., 1953; updated to 1961).

Remarkably, only three families are associated with the building through its 150-year-plus history: The Crawfords, Steins, and Goforths. What is also remarkable is that when one compares the 1896 Sanborn map with the 1953 / 1961 Sanborn—a period of 65 years—there were no significant changes (save the addition of a porch on the south) in the building’s footprint.

The building appears in the first published Bloomington City Directory, dated 1855-56. Grocer Henry S. Crawford is listed as the building’s occupant, though his grocery business, according to the directory, was located on Front St. The next City Directory in the Museum collection is 1868-69, and by this time 1002 S. Main is serving as the business and residence of H.S. Crawford & Son (William F.) grocers. The building remained under the Crawford family through the 1878-79 City Directory. The last listing is for Crawford & Co., William F. Crawford, proprietor.

The Crawford grocery business and H.S. Crawford do not show up in a check of the local newspaper indexes at the McLean County Museum of History or the Bloomington Public Library. William Crawford, though, served eight terms as Fourth Ward alderman, and was an assistant city clerk when he committed suicide in February 1902. At the time, he was living at 1007 S. East St.

From the 1880-81 through the 1913 directories, the building was occupied by the Steins. John H. Stein operated a dry goods and drugstore at the location. After his death, his wife, Hannah (also Hanna or Johanna) Stein ran the business. There is no available information on John H. Stein, though we know that Hannah Stein, who was born in Germany, died at the state mental hospital in Bartonville in 1920.

The building is listed as vacant from the 1915 through the 1920 directories. In the 1922 City Directory, Jonathan C. and Andelia Goforth are listed as occupants. Jonathan Goforth was a shoemaker at the Illinois Soldiers’ Orphans’ Home in Normal (later known as the Illinois Soldiers’ and Sailors’ Children’s School, or ISSCS). He died in 1926, and his wife in 1940. They were the parents of two successful Jazz Age musicians and band leaders—George C. and Earl Goforth.

Austin Goforth, the grandson of Jonathan C. and Andelia, and the son of George C., lived at 1002 S. Main from the mid-1930s until his death. His first listing appears in the 1934 Directory, and his last in the 2007 Directory. His occupations included music teacher, meter reader, and notary public. The only storefront business listed after World War I is the Ha-Zel Beauty Shop, 1002 1/2, rented to Elmo E. Hibbs and listed in the 1941 Directory.



**REGULAR AGENDA ITEM NO. 5.B.**

**FOR HISTORIC PRESERVATION COMMISSION:** January 18, 2024

**WARD IMPACTED:** Ward 6

**SUBJECT:** Consideration and action on Preservation Commission initiation of a Designation action to classify Holy Trinity Catholic Church and Rectory as Local Landmarks, and to pursue the addition of the S-4 (Historic Preservation District) Overlay for the portion of property at 704 N. Main Street that lies between N. Center Street and N. Main Street, PIN 21-04-135-001.

**RECOMMENDED MOTION:** Motion to nominate, or not nominate, Holy Trinity Catholic Church (c.1933) and Rectory (c.1896) as a Local Landmarks and apply for S-4 Designation.

**STRATEGIC PLAN LINK:**

Goal 6. Prosperous Downtown Bloomington

Goal 5. Great Place - Livable, Sustainable City

**STRATEGIC PLAN SIGNIFICANCE:**

Objective 6e. Preservation of historic buildings

Objective 5b. City decisions consistent with plans and policies

**BACKGROUND:** At the November 16, 2023, Regular Meeting of the Historic Preservation Commission, the subject of nominating this existing National Register property as a Local Landmark, and applying the S-4 Designation, was brought up under new business. After expressing a general consensus of interest the Commission request that Staff place this item on the Regular Agenda for the next meeting to permit formal consideration of the item.

Holy Trinity Church, Rectory, and Convent were added to the National Register of Historic Places on October 24, 1983. The National Register nomination identifies the structures as associated with Arthur F. Moratz, George H. Miller, and Emil Frei (St. Louis). The Convent structure was demolished in 2001.

**COMMUNITY GROUPS/INTERESTED PERSONS CONTACTED:** N/A

**FINANCIAL IMPACT:** N/A

Respectfully submitted for consideration.

Prepared by: Alissa Pemberton

**ATTACHMENTS:**

[Holy Trinity Church, Rectory, and Convent National Register of Historic Places Inventory Form](#)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination FormSee instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

WASHINGTON

## 1. Name

historic Holy Trinity Church, Rectory and Convent

and/or common N/A

## 2. Location

street &amp; number 704 N. Main and 106 W. Chestnut Streets N/A not for publication

city, town Bloomington N/A vicinity of

state Illinois code 012 county McLean code 113

## 3. Classification

| Category                                        | Ownership                                   | Status                                                | Present Use                                           |
|-------------------------------------------------|---------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> district               | <input type="checkbox"/> public             | <input checked="" type="checkbox"/> occupied          | <input type="checkbox"/> agriculture                  |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied                   | <input type="checkbox"/> museum                       |
| <input type="checkbox"/> structure              | <input type="checkbox"/> both               | <input type="checkbox"/> work in progress             | <input checked="" type="checkbox"/> commercial        |
| <input type="checkbox"/> site                   | <b>Public Acquisition</b>                   | <b>Accessible</b>                                     | <input checked="" type="checkbox"/> educational       |
| <input type="checkbox"/> object                 | <input type="checkbox"/> in process         | <input type="checkbox"/> yes: restricted              | <input type="checkbox"/> entertainment                |
|                                                 | <input type="checkbox"/> being considered   | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> government                   |
|                                                 | N/A                                         | <input type="checkbox"/> no                           | <input type="checkbox"/> industrial                   |
|                                                 |                                             |                                                       | <input type="checkbox"/> military                     |
|                                                 |                                             |                                                       | <input type="checkbox"/> other:                       |
|                                                 |                                             |                                                       | <input checked="" type="checkbox"/> private residence |
|                                                 |                                             |                                                       | <input checked="" type="checkbox"/> religious         |
|                                                 |                                             |                                                       | <input type="checkbox"/> scientific                   |
|                                                 |                                             |                                                       | <input type="checkbox"/> transportation               |

## 4. Owner of Property

name Holy Trinity Roman Catholic Congregation

street &amp; number 704 N. Main Street

city, town Bloomington N/A vicinity of state Illinois

## 5. Location of Legal Description

courthouse, registry of deeds, etc. McLean County Recorder of Deeds

street &amp; number 105 Courthouse

city, town Bloomington state Illinois

## 6. Representation in Existing Surveys

title Architectural Historical Tour  
Franklin Park, Bloomington has this property been determined eligible? ☐ yes ☒ nodate May, 1978 ☐ federal ☐ state ☐ county ☐ local

depository for survey records McLean County Historical Society

city, town Bloomington state Illinois

## 7. Description

### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved

date N/A

### Describe the present and original (if known) physical appearance

The Holy Trinity Church Rectory and Convent is a complex of three masonry structures situated on the North end of Bloomington's downtown business district. The church and rectory are in excellent condition with little or no variance from their original design. The convent has suffered some exterior change from its original configuration. Each structure will be discussed separately.

Holy Trinity Church, built in 1933, is cruciform in shape, oriented on a North/South Axis. The building is 91'2" by 202'3" with a steeple rising 138'4" from the Northeast corner. Stained glass windows, fabricated by Emil Frei of St. Louis, are set in five bays on each side wall of the auditorium with similar windows set above the East and West transept entrances. The Sanctuary is illuminated with four stained glass windows and the main or North entrance window, also stained glass, illuminates the choir loft. The entrance doors, abstract in design, are bronze framed glass with bronze tracery. The doors were fabricated by the Coleman Bronze Works of Chicago. The auditorium, situated 8'9 1/2" above grade is a plain room with marble dado and tile floors. The dado is used throughout the building. The ceiling, Roman barrel vault in appearance, is suspended from the steel roof trusses. Columns forming the side aisles are also false. The ceilings are decorated with relief plaster worked in abstract designs, as are ceiling mouldings. Interior doors and pews are Oak, milled by Feuerbron Manufacturing of Effingham, Illinois.

Structurally, the church is a masonry building with reinforced concrete construction columns and steel trusses forming the structural shell. Built as a result of a fire in 1932, the architect used remnants of the foundation and exterior walls of the ca. 1870 preceeding church as a design base and as a measure of economy. This shell was redefined by the use of construction columns and steel reinforced concrete joists serving the auditorium floor. The construction columns continue to the roofline. The roof is formed and carried by steel trusses which tie the columns together.

This structure was then faced with hard fired brick from the Streater Clay Company. The brick, laid in Flemish Bond reflects the placement of the construction columns which gives the building its vertical emphasis. This is most evident in the steeple. The piers are capped with an extended mousetooth cornice which announce the Art Deco brick work located above the windows.

Holy Trinity Rectory, of Richardsonian Romanesque design, built in 1896, is a two-story masonry structure in cube form with a rectangular wing. The cube, which has a hip roof, is faced with two short towers. The roof line is broken by two Norman style dormers. The wing has a gabled roof and from it a one-story passageway connects to the church. Windows are evenly placed throughout the building.

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DESCRIPTION (continued)

The masonry structure is composed of common soft fired brick faced with red sandstone laid in a rock-faced coursed ashlar manner. The footings and foundation walls are hard common brick except under the tower where uncoursed rubble limestone was laid. The interior wall systems are brick. Floor and roof systems are wood.

The cube forms the priests rooms, used for residential and reception purposes. It is entered through a round masonry arch which forms a small porch. A hallway in the cube's center splits the four rooms down and four rooms up. The hall is decorated with grained panel and rail wainscoting and is dominated by a large formal stairway of Oak. A large stained glass window is located on a landing.

The rectangular wing, used for domestic purposes, houses the kitchen and housekeeping rooms. It is linked to the cube by a long hallway, also wainscotted. A less graceful stair is found in this wing.

The only exterior alterations are the addition of a small rear entrance, stainless steel gutters, closure of three rear basement windows and change of the front stairs from stone to concrete.

The Holy Trinity Convent is a three-story masonry structure of two distinct periods. Built on Joliet limestone footings, the brick walls are laid in common bond. Window placement is symmetrical forming three-story bays and a Joliet limestone water table is found between the basement and first story windows. Windows are headed with Joliet limestone and are variously flat, pointed drop arched and drop arched in form. Interior walls are masonry and floor system and hip roof system is wood.

The North Wing, built in 1863, was a two-story rectangular structure with a hip roof. It was composed of four rooms up and four rooms down, separated by a central hall. A chapel wing was located on the rear. In 1892-93, the chapel wing was removed and the building completely changed in form.

A large three-story addition was placed on the South and a third story was added to the 1863 section. The size of the building was more than doubled. The architecture of this building is a vague reference to Victorian Romanesque. The first two stories of the 1863 section were used for classrooms and were separated from the new residential section on the first floor by a large double door with a Lunette transom.

In 1951, a major rehabilitation was undertaken. Much of the 19th Century fabric was removed from the interior and a steel structure was introduced to shore interior space. Exterior changes included filling in of several basement windows, construction of fire escapes and the enclosure of the North entrance. More interior partitions have been installed in recent years.

## 8. Significance

| Period                                        | Areas of Significance—Check and justify below    |                                                 |                                                 |                                             |
|-----------------------------------------------|--------------------------------------------------|-------------------------------------------------|-------------------------------------------------|---------------------------------------------|
| <input type="checkbox"/> prehistoric          | <input type="checkbox"/> archeology-prehistoric  | <input type="checkbox"/> community planning     | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion           |
| <input type="checkbox"/> 1400-1499            | <input type="checkbox"/> archeology-historic     | <input type="checkbox"/> conservation           | <input type="checkbox"/> law                    | <input type="checkbox"/> science            |
| <input type="checkbox"/> 1500-1599            | <input type="checkbox"/> agriculture             | <input type="checkbox"/> economics              | <input type="checkbox"/> literature             | <input type="checkbox"/> sculpture          |
| <input type="checkbox"/> 1600-1699            | <input checked="" type="checkbox"/> architecture | <input checked="" type="checkbox"/> education   | <input type="checkbox"/> military               | <input checked="" type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799            | <input type="checkbox"/> art                     | <input type="checkbox"/> engineering            | <input type="checkbox"/> music                  | <input type="checkbox"/> humanitarian       |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce                | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy             | <input type="checkbox"/> theater            |
| <input checked="" type="checkbox"/> 1900-     | <input type="checkbox"/> communications          | <input type="checkbox"/> industry               | <input type="checkbox"/> politics/government    | <input type="checkbox"/> transportation     |
|                                               |                                                  | <input type="checkbox"/> invention              |                                                 | <input type="checkbox"/> other (specify)    |

Specific dates 1863-1933 Builder/Architect Arthur F. Moratz, George Miller

### Statement of Significance (in one paragraph)

The Holy Trinity Church, Rectory and Convent are significant for architectural reasons for they represent the work of two local architects. The church is of exceptional merit for it is the only ecclesiastical structure in this area which clearly states stripped architecture, prevalent in ca. 1930 skyscraper design. The Convent is significant for it represents the efforts to educate Irish Catholic immigrant women. Each building will be discussed separately.

Holy Trinity Church, built in 1933, was designed by Bloomington architect, Arthur F. Moratz, in a form described as Modern Gothic. Its cruciform layout and fenestration is Gothic but all detailing brickwork and interior design is Modern in form.

Built as a result of a large insurance settlement, claimed from the destruction of the previous church by fire, the architect was given reign to build. Since this was the height of the Great Depression, all work was done at, or below, cost. This allowed Moratz great liberality in use and working of materials. He was also apparently given reign in design.

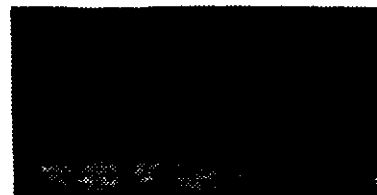
The church building is a highly successful use of Stripped Architecture as applied to religious design. It closely follows the forms of this movement as defined by Saarinen, Ferris and Kahn. The vertical accents of masonry express the underlying structure and in the steeple work the verticals suggest great height. The clay shell is capped with limestone, carved in Art Deco design. Doors and windows are accented with limestone.

The windows, designed in collaboration with Moratz, by Emil Frei of St. Louis, also use the Art Deco motif of abstract forms. The dominant color of the windows, which is blue, devours the black leading, which gives the windows great lightness. The windows dominate the severe plainness of the interior space, in which visual relief is provided by marble dado and Art Deco relief work on the ceiling.

The main focus of the interior space is the Sanctuary with three Altars. These are constructed with various imported marbles and onyx, with the Altar back being designed in the prevalent Art Deco manner. The bronze Tabernacle and candlesticks also reflect that design as do the custom built chandeliers, Oak pews and Oak confessionals. The only representational work is found in Altar statuary and stations of the cross.

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SIGNIFICANCE (continued)

Holy Trinity Church is a complete design environment of the modernistic movement and is a rare building type because of the economic conditions existing when the church was built.

The Holy Trinity Rectory is significant for it represents the work of George H. Miller, a local architect and it adds architectural interest to the site. Built in 1896, in the Richardsonian Romanesque style, it remains little altered from its original exterior or interior design.

It is one of three buildings in this area designed in the Richardsonian manner. In its use of dark colors, rough texture and massing, it is a fine example of this style. It also announced to the community that the men who ran this Irish-Catholic Parish wielded power.

Holy Trinity Convent is significant in its role as the educational center for Irish-American Catholic women. Irish Catholics started arriving in this area in 1853, with the advent of the railroads. Determined to educate their children in a manner denied them in their native land, the Irish set out to establish their own schools. This building started in 1863, and it achieved the present form in 1893. Architecturally it could be described as Institutional Victorian Romanesque.

The institution, known as St. Joseph's Academy, operated as a boarding school for girls from 1873 to 1924. Day pupils were also accepted. The boarding was necessary, for the Irish in this area were also great land buyers, another practice forbidden them in their native land. Extended families would pool their resources, purchase farms and settle younger brothers and sisters on the land. The Irish community felt that these first generation Irish-American children should have the same educational advantages as their urban cousins.

The curricula offered varied little from the other finishing schools of the period, save the religious exercises. Foreign languages, music, china painting and other attainments of the proper Victorian woman were offered. Although a cash prize essay contest offered would be on the subject of Irish oppression.

Although there have been alterations to the Convent building sufficient amounts of the fabric remain for it to maintain its historic associations.

The church is obviously dominant on the site. The Rectory and Convent are subsidiary to it, but they do establish a temporal context important in understanding the development of the site.

## 9. Major Bibliographical References

Moore, Rt. Rev. Msgn. S.N. History of Holy Trinity Parish N.P. 1952

"Church Completed" Daily Pantagraph, Bloomington, February 11, 1934.

## 10. Geographical Data

Acres of nominated property Less than one acre

Quadrangle name BLOOMINGTON EAST

Quadrangle scale 1:24 000

UTM References 1L - MCLEAN CO.

A 116 330980 4483300  
Zone Easting Northing

B           
Zone Easting Northing

C         

D         

E         

F         

G         

H         

Verbal boundary description and justification Starting at the North East corner of Lot 1, Block 13 of Allin, Gridley and Pricketts Addition to the City of Bloomington, proceed West 198 feet thence South 132 feet, thence East 99 feet, thence South 198 feet, thence East 99 feet thence North 330 ft. to point of origin.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

## 11. Form Prepared By

name/title Greg Koos, Archivist/Site Manager

organization McLean County Historical Society date August 3, 1983

street & number 201 East Grove Street telephone (309) 827-0428

city or town Bloomington, state Illinois

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

   national ☒ state    local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

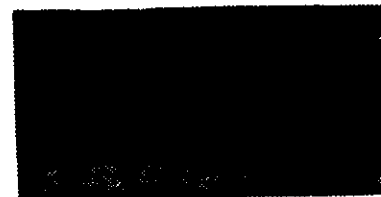
title

Director

date 10/24/83

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"Windows of Holy Trinity Praised by Glass Expert" Daily Pantagraph, Bloomington, January 10, 1935.

Ebel, Charles O. Bloomington-Normal and McLean County Directory for 1893 Pantagraph Printing and Stationery, Bloomington, 1893.

Hollands Bloomington City Directory for 1870-71 Western Publishing Co. of Chicago.

Robert Frei, Interview by Greg Koos, July 8, 1983.

Moratz, Arthur F., "Drawings, Holy Trinity Catholic Church, Bloomington, Ill." Holy Trinity Church Archives.



IN REPLY REFER TO:

## United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

DEC 12 1983

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning December 4, 1983 and ending December 10, 1983. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARIZONA, Maricopa County, Phoenix, San Carlos Hotel, 202 N. Central Ave. (12/08/83)

ARIZONA, Navajo County, Winslow vicinity, Chevelon Creek Bridge, Chevelon Creek, SE of Winslow (12/08/83)

CONNECTICUT, Fairfield County, Stamford, St. Andrew's Protestant Episcopal Church, 1231 Washington Blvd. (12/06/83)

ILLINOIS, Cook County, Chicago, Malden Towers, 4521 N. Malden St. (12/08/83)

ILLINOIS, Cook County, Chicago, New Michigan Hotel, 2135 S. Michigan Ave. (12/08/83)

ILLINOIS, Cook County, Chicago, Oliver Building, 159 N. Dearborn St. (12/08/83)

ILLINOIS, Cook County, Chicago, S/S CLIPPER, Navy Pier 600 E. Grand Ave. (12/08/83)

ILLINOIS, Cook County, Oak Park, Ridgeland-Oak Park Historic District, Roughly bounded by Austin Blvd., Harlem, Ridgeland, and Chicago Aves., Lake and Madison Sts. (12/08/83)

ILLINOIS, Jefferson County, Belle vicinity, Judd, C. H., House, Ina-Belle Rive Rd. (12/08/83)

ILLINOIS, Kane County, St. Charles, Beith, William, House, 6 Indiana St. (12/07/83)

ILLINOIS, Lake County, Libertyville, Public Service Building, 344-354 N. Milwaukee Ave. (12/08/83)

ILLINOIS, McLean County, Bloomington, Holy Trinity Church Rectory and Convent, 704 N. Main and 106 W. Chestnut Sts. (12/08/83)

ILLINOIS, Montgomery County, Virden vicinity, Thomas, Lewis H., House, N. Virden Rd. (12/07/83)

ILLINOIS, Ogle County, Stillman Valley, Stillman's Run Battle Site, Roosevelt and Spruce Sts. (12/08/83)

KENTUCKY, Jefferson County, Louisville, Ballard, Rogers Clark, Memorial School, 4200 Lime Kiln Ln. (12/08/83)

KENTUCKY, Jefferson County, Louisville, Gaffney House (Jefferson County MRA), River Rd. (12/08/83)

KENTUCKY, Jefferson County, Louisville, Halde man House (Jefferson County MRA), 3609 Glenview Ave. (12/08/83)

KENTUCKY, Jefferson County, Louisville, Thornburgh House (West Louisville MRA), 376 N. 26th St. (12/08/83)

LOUISIANA, Terrebonne Parish, Houma, Houma Historic District, Roughly bounded by East Park Ave., Main, Roussell, Goode, School, Belanger, Church, Verret, Grinage, Lafayette, and Canal Sts. (12/08/83)

MARYLAND, Baltimore (Independent City), Dundalk Dundalk Historic District, Roughly bounded by Liberty Pkwy., Dunman, Dundark, Willow Spring and Sunship Rds., Colgate, Chesapeake and Patapsco Aves. (12/08/83)

MARYLAND, Baltimore County, Parkton, Parkton Hotel, York Rd. (12/08/83)

MISSISSIPPI, Copiah County, Hazlehurst, Cook House, 222 Extension St. (12/08/83)

MISSISSIPPI, Madison County, Tilda Bouge, (12/09/83)